

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

OWNERSHIP

Owner 1:	BREITENBACH MARIE		
Owner 2:			
Owner 3:			
Street 1:	12 POND LANE #50		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	LIVODOTI THOMAS & EILEEN -		
Owner 2:	LIFE ESTATE -		
Street 1:	12 POND LANE #50		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 884 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Area
102	Condo		0		Sq. Ft.	Site

Total AC/HA:	0.00000	Total SF/SM:	0
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	448,100			448,100
Total Card	0.000	448,100			448,100
Total Parcel	0.000	448,100			448,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		506.90	/Parcel: 506.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	448,100	0	.		448,100		Year end	12/23/2021
2021	102	FV	441,800	0	.		441,800		Year End Roll	12/10/2020
2020	102	FV	429,000	0	.		429,000	429,000	Year End Roll	12/18/2019
2019	102	FV	403,800	0	.		403,800	403,800	Year End Roll	1/3/2019
2018	102	FV	332,600	0	.		332,600	332,600	Year End Roll	12/20/2017
2017	102	FV	249,400	0	.		249,400	249,400	Year End Roll	1/3/2017
2016	102	FV	249,400	0	.		249,400	249,400	Year End	1/4/2016
2015	102	FV	256,500	0	.		256,500	256,500	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible][illegible]

Spl Credit	Total:
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Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrckorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	4	- Tar & Gravel	
Color:	BRICK		
View / Desir:	PL - 12 POND LANE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1972	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2		Baths: 1		HB					

CONDO INFORMATION	
Location:	RS - Right Side
Total Units:	
Floor:	5 - 5th Floor
% Own:	1.730900049
Name:	17 - 6032

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	AV - Average	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	28.2 %

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.17873311
Const Adj.:	1.31197500
Adj \$ / SQ:	502.602
Other Features:	35809
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	624143
Depreciation:	176008
Depreciated Total:	448134

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	653.38	
Special Features:	0	Val/Su Net:	506.90	
Final Total:	448100	Val/Su SzAd	506.90	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 009.A-0002-0050.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	884	502.600	444,300
Net Sketched Area:		884	Total:	444,300
Size Ad	884 Gross Area		884 FinArea	884

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
00						
00						
84						

IMAGE

